



Price
£600,000

Freehold

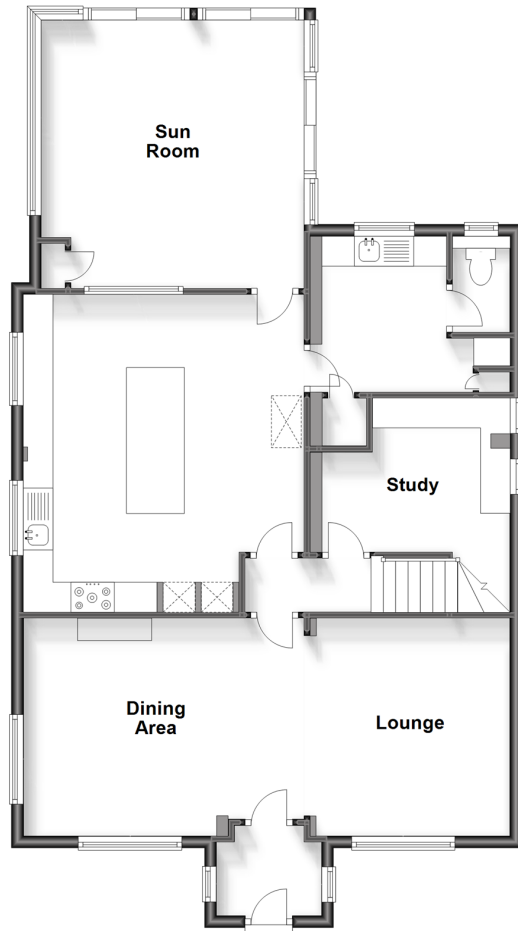
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**Stourmouth Road,
Preston, Canterbury,
Kent, CT3**

Wards
Helping you move forwards

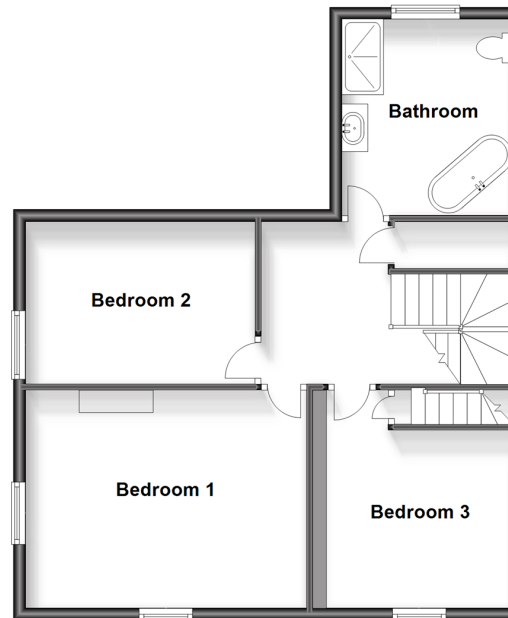
Ground Floor

Approx. 100.6 sq. metres (1083.2 sq. feet)



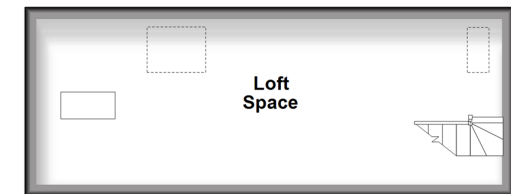
First Floor

Approx. 62.8 sq. metres (676.2 sq. feet)



Loft

Approx. 21.8 sq. metres (234.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 12'0 x 10'7 (3.66m x 3.23m)

Dining Area: 15'6 maximum x 12'11 maximum (4.73m x 3.94m)

Inner Hall

Study: 16'6 x 11'10 (5.03m x 3.61m)

Kitchen/ Breakfast Room: 20'2 x 16'7 (6.15m x 5.06m)

Utility Room

Separate Toilet

Sun Room: 18'0 x 16'6 (5.49m x 5.03m)

FIRST FLOOR

Landing

Bedroom 1: 15'7 x 12'4 (4.75m x 3.76m)

Bedroom 2: 17'1 x 12'4 (5.21m x 3.76m)

Bedroom 3: 16'11 x 15'11 (5.16m x 4.85m)

Bathroom

LOFT

Loft Room: 31'0 x 10'0 (9.46m x 3.05m)

OUTSIDE

Front Garden

Driveway

Rear Garden



Main features

- Amazing views over farmland
- Sunny rear garden with side access
- Newly fitted kitchen with Bosh appliances
- Driveway offers parking for multiple cars, side access allows parking for larger vehicles
- Within walking distance of the sought-after village of Preston



Nearest Schools

Primary Schools: Preston Primary 0.4 miles, Chislet C of E Primary 2.4 miles, Wickhambreaux C of E Primary 2.6 miles
Secondary Schools: Spires Academy 3.5 miles, King Ethelbert School 6.1 miles



Transport Information

Train Stations: Sturry 4.8 miles, Herne Bay 6.1 miles, Canterbury West 6.8 miles



Address

Stourmouth Road, Preston, Canterbury, Kent, CT3



Directions

For directions to this property please contact us.



Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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